

São Paulo, November 8, 2023. Rossi Residencial S.A. – Under Judicial Reorganization (B3: RSID3; Bloomberg: RSID3 BZ Equity), announces its results for the third quarter of 2023.

RSID3: R\$4.39 per share

Total shares: 20,000,000

Market value: R\$87.8 million

Increase of 26% in gross sales in 3Q23 x 3Q22

Resale efficiency of 91% of units cancelled in 2023

Decrease of 25% in administrative expenses in 3Q23 vs. 3Q22

Decrease of 21% in commercial expenses in 3Q23 vs. 3Q22

Conference Call

November 09, 2023

In Portuguese with Simultaneous Translation

10:00 a.m. (Brasília) / 8:00 a.m. (US ET)

Webcast link access:

<https://webcastlite.mziq.com/cover.html?webcastId=cea281ff-4056-41b7-a5fb-86673aee3fa9>

Replay available on the Company's IR website:

<http://ri.rossiresidencial.com.br/en/>

**Investor Relations
Team**

ri@rossiresidencial.com.br

+55 (11) 4058-2502

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MESSAGE FROM THE CEO

After the first 9 months of 2023 and, still experiencing a scenario that continues to be quite challenging for Rossi, our team has already managed to achieve some important results for the Company and implement much of what was planned at the end of last year, when we decided to file a request for Judicial Reorganization before the Judicial District of São Paulo.

The process itself continues to progress as planned and, yesterday, we took a very important step with the resumption of the General Creditors' Meeting and the approval of our Judicial Reorganization Plan by most of our creditors.

The Plan will now be ratified by the 1st Court of Bankruptcy and Judicial Reorganization of São Paulo and until this happens, the Company remains focused on its internal restructuring process. We continue to maintain cash discipline and seek to increase our operational efficiency, whether through improving our sales and transfer processes or through the optimization of our structure; and this has yielded good results.

The Company's gross sales surpassed the R\$10.0 million mark for the second quarter in a row and showed an increase of 26%, on the Rossi's share, compared to the same period last year. This performance reflects the success achieved by the Company in reducing the number of units subject to judicial mortgages, releasing part of our inventory which, until the Judicial Recovery request, was blocked and unavailable for sale.

Furthermore, we also maintained a high resale rate of canceled units, which reached 91% this quarter, and we saw an increase in the speed of transfers, due to the signing of financing contracts and client's payments made in the 3Q23, which maintained cash inflows at a similar level to the last quarter and well above from what we saw in the first quarter of 2023.

Regarding our cost reduction strategy, the efforts made by the entire team continue to yield positive results throughout 2023, maintaining the trend of reducing administrative and commercial expenses which, compared to 2022, fell by 38% and 55%, respectively.

All of this allowed the Company to fulfill all its obligations assumed with its current suppliers and achieve a small increase in its cash balance, which reached R\$17.4 million in September.

Challenges will continue to exist, but diligent and optimistic about the success of our Judicial Recovery Plan, and about the results already achieved by our team, we will continue preparing to, in the near future, begin the transition to a new phase of the Company, of value creation and new developments.

Fernando Miziara de Mattos Cunha
CEO

JUDICIAL REORGANIZATION

As previously disclosed to the market on September 19, 2022, Rossi filed a request for Judicial Reorganization before the 1st Court of Bankruptcy and Judicial Reorganization of the Judicial District of São Paulo, which included Rossi and 313 other entities that are part of its economic group.

The request for the Judicial Reorganization was deferred by the same court on September 29, 2022, and ratified by the Company's shareholders at the Extraordinary Shareholders' Meeting held on October 20, 2022.

The court decision has determined, among other measures:

- Appointment of Wald Administração de Falências e Empresas em Recuperação Judicial Ltda. to act as the bankruptcy trustee in the Judicial Reorganization.
- Suspension of all lawsuits or executions in course against Grupo Rossi for a period of 180 (one hundred and eighty) days from the injunction granted on the same day the Judicial Reorganization was requested, according to article 6 of Law 11.101/2005.
- Release of amounts and assets constrained by civil and labor courts, during the execution of credits subject to the Judicial Reorganization.
- Issuance of a notice, according to paragraph 1 of article 52 of Law 11,101/2005, establishing a deadline of 15 (fifteen) days from the date of its publication to present the representation letters and/or appoint differences in credits related to the Judicial Reorganization process; and
- Presentation of Grupo Rossi's Judicial Reorganization plan within 60 (sixty) days from the publication of the court deferral decision, according to article 53 of Law 11,101/2005.

All these resolutions were complied with, and the Company presented its Judicial Reorganization Plan ("PRJ") on December 05, 2022, which was subsequently analyzed by the Bankruptcy Trustee, who found that Grupo Rossi complied with all the requirements provided for in article 53. In other words, the PRJ was submitted within the correct deadline of 60 days from the publication of the decision that granted the processing of the Judicial Reorganization, which included (i) the description of the means for the reorganization to be adopted by the reorganized companies; (ii) the proof of its economic feasibility; and (iii) the economic-financial report and the appraisal report of goods and assets.

After that, the Company called its creditors to the General Meeting of Creditors ("Meeting") to be held on August 15, 2023, on first call and, if there was no quorum on this first date, on second call, on the August 22, 2023.

On August 22, 2023, after the installation of the Meeting and presentation of the Judicial Recovery Plan by the Company's representatives, most creditors decided to suspend the Meeting and resume it in virtual form, on October 18, 2023. At that date, the General Meeting of Creditors was resumed, with most attendants deciding, once again, to suspend it for 3 weeks.

On November 8, 2023, the General Meeting of Creditors was resumed, and the Judicial Reorganization Plan presented by the Company was analyzed and approved by the majority of the attendants. The Plan will now be ratified by the 1st Court of Bankruptcy and Judicial Reorganization of the Judicial District of São Paulo.

It is worth noting that in our view, the Judicial Reorganization process is a fundamental step for the economic-financial restructuring process of Grupo Rossi, which began in 2017, with the renegotiation of the Group's main corporate debts with financial institutions.

The Company will keep its shareholders and the market informed about the development of matters related to its Judicial Reorganization while the process continues.

OPERATING AND FINANCIAL INDICATORS

R\$ million	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Operational Performance						
Launches – 100%	-	-	N/A	-	-	N/A
Gross Sales – 100%	10.4	8.1	28.6%	27.4	38.0	-27.9%
Cancellations – 100%	9.8	35.9	-72.7%	29.7	66.6	-55.5%
Net Sales – 100%	0.6	-27.8	-102.2%	-2.3	-28.6	-92.1%
Launches – 100%	-	-	N/A	-	-	N/A
Gross Sales – 100%	10.2	8.1	26.0%	27.2	38.0	-28.5%
Cancellations – 100%	9.5	35.8	-73.5%	29.4	66.5	-55.8%
Net Sales – 100%	0.7	-27.7	-102.4%	-2.2	-28.5	-92.2%
Financial Performance						
Net Revenue	7.4	11.9	-38.5%	-5.9	3.7	-257.1%
Gross Margin ¹	-199.0%	15.3%	-214.2 p.p.	405.2%	-39.2%	444.4 p.p.
Gross Margin (ex-interest) ²	-184.0%	-14.6%	-169.4 p.p.	368.0%	-94.8%	462.8 p.p.
Adjusted EBITDA ³	-38.6	-20.8	-85.7%	-93.7	-149.9	37.5%
Adjusted EBITDA Margin ³	-524.8%	-173.9%	-201.8%	1594.9%	-4007.7%	-139.8%
Net Income (Loss)	-48.2	-31.8	-51.8%	-140.2	-232.4	39.6%
Net Margin	-656.3%	-266.0%	-390.3 p.p.	2386.4%	-6212.1%	8598.6 p.p.
Cash Generation (Consumption) % Rossi	-2.0	-6.3	68.8%	-31.1	-17.9	-74.1%

¹ Consolidated according to CPC19 (R2) and CPC36 (R3), referring to the subsidiaries.

² Gross Margin excluding interest allocated to cost.

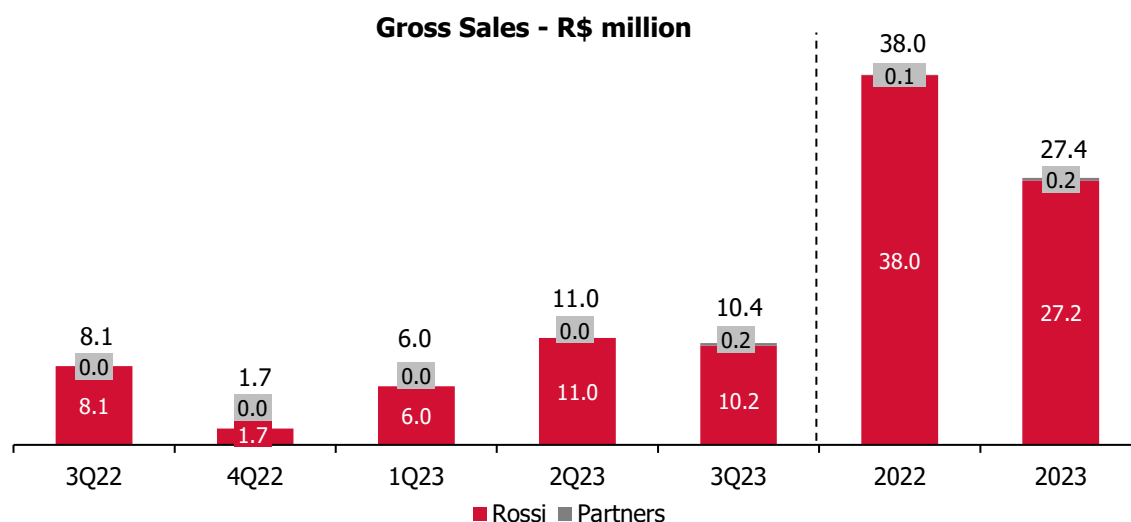
³ EBITDA and EBITDA Margin adjusted for expenses that do not represent actual cash disbursement and for non-recurring items. The reconciliation with EBITDA under CVM Instruction 527/2012 is available in the glossary at the end of this document.

OPERATIONAL PERFORMANCE

The operating metrics presented in this earnings release are proportionally calculated. In addition to the proportional operating metrics, the results are broken down by consolidated (IFRS) and non-consolidated companies, as shown in Exhibit II. Information on the amounts considering 100% of operations, regardless of the consolidation method is available in Exhibit I.

CONTRACTED SALES AND SPEED OF SALES (SoS)

Contracted gross sales totaled R\$10.4 million in the quarter (R\$10.2 million – Rossi's share), 26% higher in Rossi's share, when compared to 3Q22. Sales reached R\$27.2 million in 2023, down by 28% in Rossi's share, when compared to 2022.

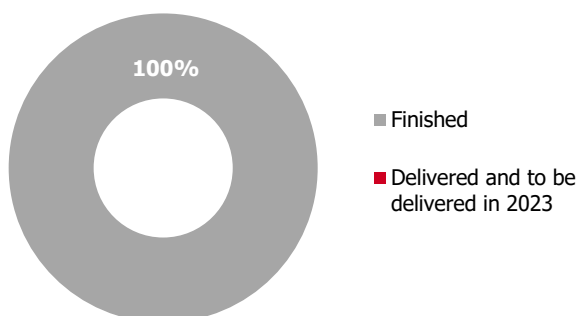


The reduction in sales in the last 12 months is directly related to lower inventories, which is natural as the Company concludes projects launched until 2017 and maintains a conservative approach regarding new launches.

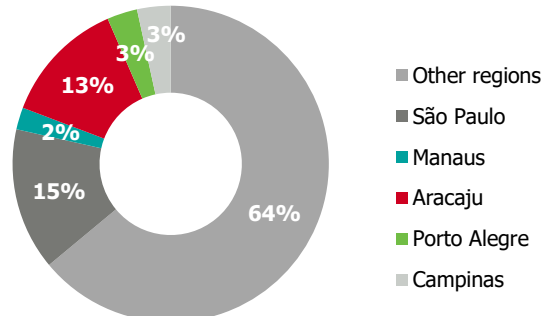
Nevertheless, the Company has successfully managed to reduce the number of units subject to judicial mortgages after the filing for Judicial Reorganization, since the suspension of the court rulings enabled the commercialization of part of its inventory that was previously blocked.

The following charts show gross sales (Rossi's share) by stage of construction and metropolitan region:

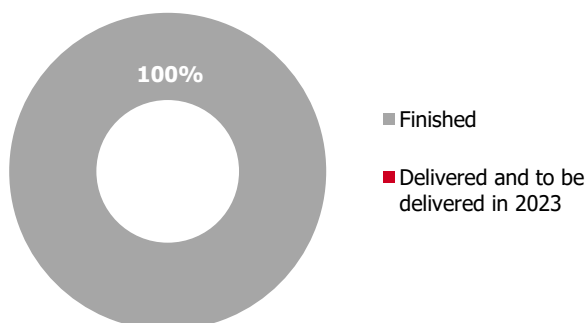
3Q23 Gross Sales (Rossi's share)
- Construction stage



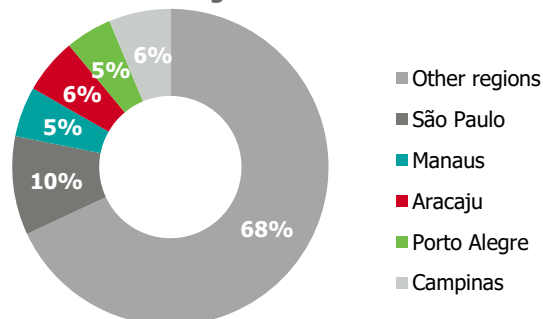
3Q23 Gross Sales (Rossi's share)
- Region



2023 Gross Sales (Rossi's share)
- Construction stage



2023 Gross Sales (Rossi's share)
- Region



With the delivery of the latest developments throughout 2020, the share of finished units delivered reached 100% over the total volume of contracted sales. On the other hand, the share of sales in other non-strategic regions reached 64% in the quarter, in line with the strategy for a more accelerated reduction in inventory in these markets.

The tables below detail the gross sales contracted, both for Rossi and for the 100% consolidation, broken down by metropolitan region and construction stage in 3Q23 and 9M23:

3Q23 Gross Sales (100%) R\$ million	Finished	Total
Campinas	0.3	0.3
Manaus	0.2	0.2
Aracaju	1.3	1.3
Porto Alegre	0.3	0.3
São Paulo	1.7	1.7
Other regions	6.5	6.5
Total	10.4	10.4

3Q23 Gross Sales (Rossi's share) R\$ million	Finished	Total
Campinas	0.3	0.3
Manaus	0.2	0.2
Aracaju	1.3	1.3
Porto Alegre	0.3	0.3
São Paulo	1.5	1.5
Other regions	6.5	6.5
Total	10.2	10.2

2023 Gross Sales (100%) R\$ million	Finished	Total
Campinas	1.7	1.7
Manaus	1.4	1.4
Aracaju	1.5	1.5
Porto Alegre	1.3	1.3
São Paulo	3.0	3.0
Other regions	18.5	18.5
Total	27.4	27.4

2023 Gross Sales (Rossi's share) R\$ million	Finished	Total
Campinas	1.7	1.7
Manaus	1.4	1.4
Aracaju	1.5	1.5
Porto Alegre	1.3	1.3
São Paulo	2.7	2.7
Other regions	18.5	18.5
Total	27.2	27.2

The following tables show the speed of sales ("SoS") in the quarter and in the last 12 months, considering the amounts proportional to Rossi's share:

Quarterly SoS Rossi's share	3Q22	4Q22	1Q23	2Q23	3Q23
Initial Inventory	111.5	127.6	126.9	131.3	124.0
Launches	-	-	-	-	-
Inventory + Launches	111.5	127.6	126.9	131.3	124.0
Gross Sales	(8.1)	(1.7)	(6.0)	(11.0)	(10.2)
SoS for the Period (%)	7.2%	1.3%	4.7%	8.4%	8.2%
Cancellations	35.8	2.4	11.9	8.0	9.5
Adjustments / Revaluations	(11.6)	(1.5)	(1.5)	(4.3)	(3.6)
Inventory - End of Period	127.6	126.9	131.3	124.0	119.7

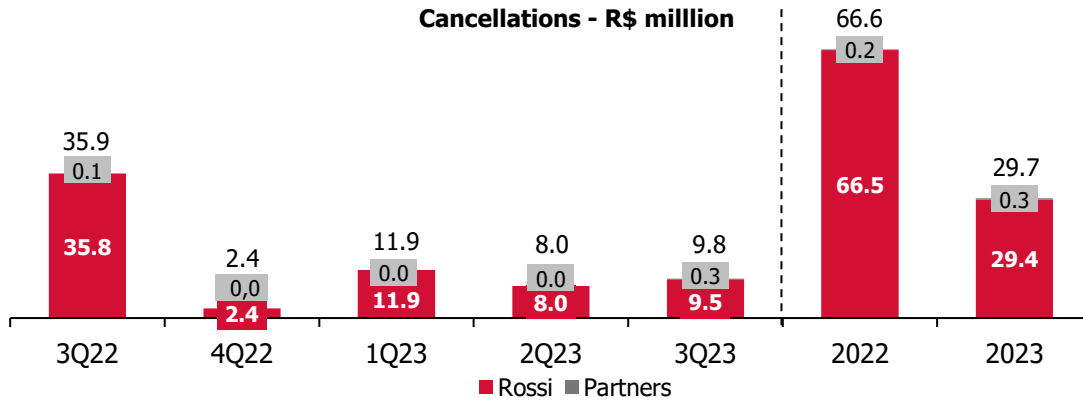
SoS LTM Rossi's share	3Q22	4Q22	1Q23	2Q23	3Q23
Initial Inventory	126.8	120.1	116.9	111.5	127.6
Launches	-	-	-	-	-
Inventory + Launches	126.8	120.1	116.9	111.5	127.6
Gross Sales	(53.6)	(39.6)	(32.2)	(26.7)	(28.8)
SoS for the Period (%)	42.2%	33.0%	27.6%	24.0%	22.6%
Cancellations	80.2	68.9	67.0	58.1	31.8
Adjustments / Revaluations	(25.8)	(22.5)	(20.4)	(18.8)	(10.9)
Inventory - End of Period	127.6	126.9	131.3	124.0	119.7

In 3Q23, SoS totaled 8.2%, almost the same when compared to the performance in 2Q23. In the last 12 months, SoS was 22.6%, up by 1.4 p.p. of the SoS recorded in the last 12 months ended in June 2023.

The amounts highlighted in the table above as Adjustments/Revaluations refer to the price revaluation of cancelled units that returned to the Company's inventory (R\$3.6 million in Rossi's share in 3Q23).

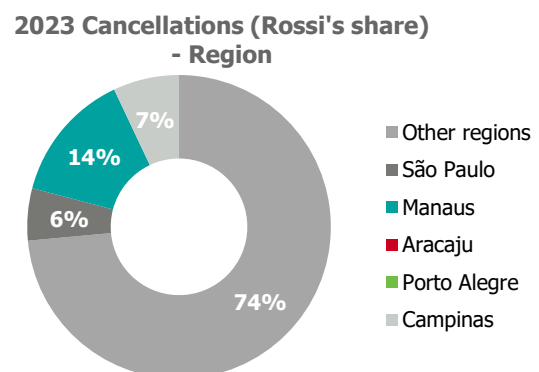
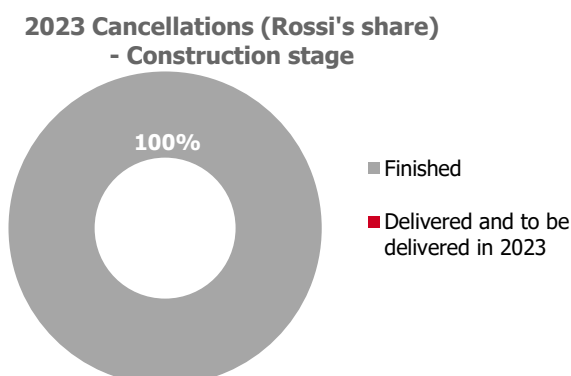
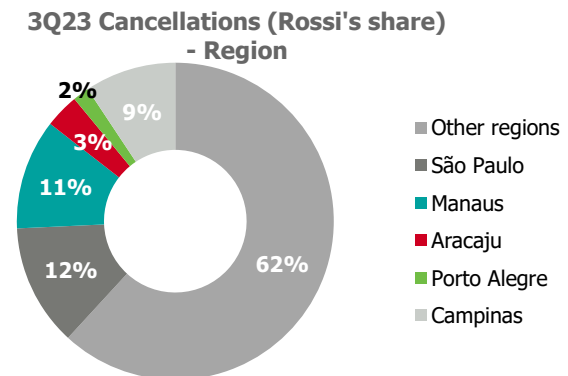
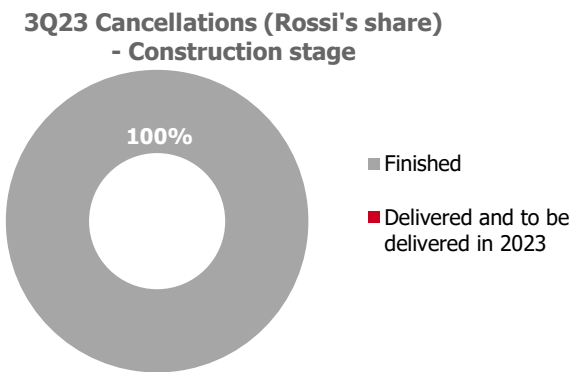
CANCELLATIONS

Cancellations totaled R\$9.8 million in 3Q23 (R\$9.5 million – Rossi’s share), decreasing by 73% in Rossi’s share compared to 3Q22. In 2023, cancellations fell by 56% in Rossi’s share compared to 2022.



Cancellations are directly associated with the Company's effort to monetize its defaulting Accounts Receivable. Specifically, in the third quarter of the previous year, the Company recorded a high number of cancelled contracts, as a preparatory measure for its Judicial Reorganization. We expect that released properties will keep being resold, contributing to the Company's recurring operating cash generation, or even offered to creditors within the scope of the reorganization plan, to be submitted for approval at the shareholders’ meeting.

The Company reached a resale rate of 91% in 9M23, after its successful commercialization of cancelled units. The following charts show the cancellations (Rossi’s share) by construction stage and metropolitan region:



The tables below detail the cancellations by construction stage and metropolitan region, both for Rossi and for the 100% consolidation, in 3Q23 and 9M23:

3Q23 Cancellations (100%) - R\$ million	Finished	Total
Campinas	1.4	1.4
Manaus	0.6	0.6
Aracaju	1.0	1.0
Porto Alegre	0.5	0.5
São Paulo	2.6	2.6
Other regions	3.7	3.7
Total	9.8	9.8

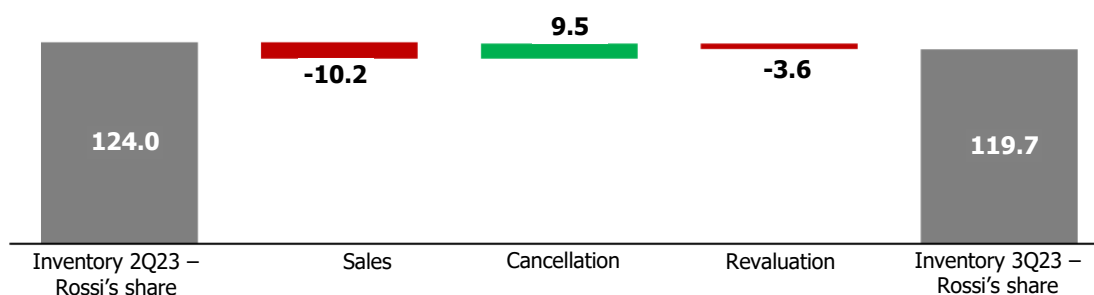
3Q23 Cancellations (Rossi's share) - R\$ million	Finished	Total
Campinas	1.4	1.4
Manaus	0.6	0.6
Aracaju	1.0	1.0
Porto Alegre	0.5	0.5
São Paulo	2.3	2.3
Other regions	3.7	3.7
Total	9.5	9.5

2023 Cancellations (100%) - R\$ million	Finished	Total
Campinas	2.8	2.8
Manaus	3.3	3.3
Aracaju	1.0	1.0
Porto Alegre	0.5	0.5
São Paulo	3.7	3.7
Other regions	18.4	18.4
Total	29.7	29.7

2023 Cancellations (Rossi's share) - R\$ million	Finished	Total
Campinas	2.8	2.8
Manaus	3.3	3.3
Aracaju	1.0	1.0
Porto Alegre	0.5	0.5
São Paulo	3.4	3.4
Other regions	18.4	18.4
Total	29.4	29.4

INVENTORY AT MARKET VALUE

Rossi's share of inventory at market value reached R\$119.7 million in 3Q23, with the following changes to inventory when compared to 2Q23:



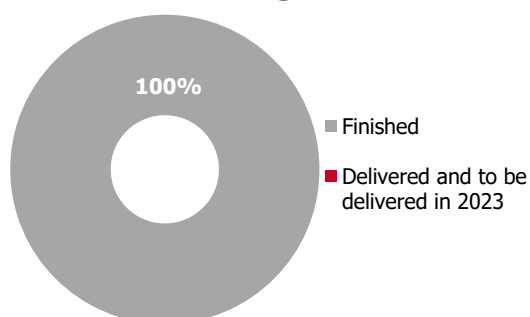
The following tables present detailed information by product line, year of launch, and expected year of delivery:

Inventory (Rossi's share)	Launch Year (R\$ million)						
	2010 and before	2011	2012	2013	2014	2017	Total
Commercial	8.0	6.0	9.6	19.7	23.6	0.6	67.4
Conventional	4.0	0.6	-	1.0	-	-	5.6
Economic Segment	0.6	46.1	-	-	-	-	46.7
Total	12.6	52.7	9.6	20.6	23.6	0.6	119.7

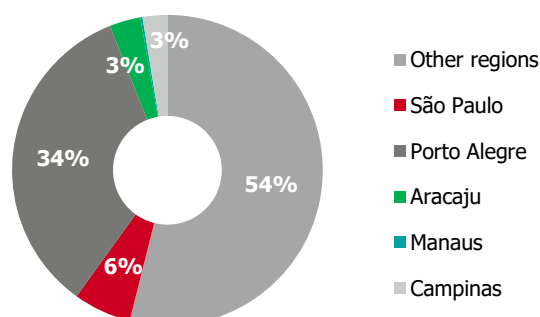
Inventory (Rossi's share)	Year of Delivery (R\$ million)	
	Finished	Total
Commercial	67.4	67.4
Conventional	5.6	5.6
Economic Segment	46.7	46.7
Total	119.7	119.7

The following charts show Rossi's share in inventory by construction stage and metropolitan region:

3Q23 Inventory (Rossi's share)
- Construction Stage



3Q23 Inventory (Rossi's share)
- Region



With the deliveries made in 2020, the Company's entire inventory consists of finished units. Inventory in non-strategic regions accounts for 54% of the total inventory.

The following tables break down information by region, year of launch, and year of estimated delivery:

Inventory (Rossi's share)	Launch Year (R\$ million)						
	2010 and before	2011	2012	2013	2014	2017	Total
Campinas	1.0	-	-	1.5	-	0.6	3.1
Manaus	0.1	0.1	-	-	-	-	0.3
Aracaju	-	0.3	0.7	2.8	-	-	3.9
Porto Alegre	-	3.1	-	14.0	23.6	-	40.7
São Paulo	1.0	0.1	6.0	-	-	-	7.2
Other regions	10.4	49.0	2.8	2.3	-	-	64.5
Total	12.6	52.7	9.6	20.6	23.6	0.6	119.7

Inventory (Rossi's share)	Year of Delivery (R\$ million)	
	Finished	Total
Campinas	3.1	3.1
Manaus	0.3	0.3
Aracaju	3.9	3.9
Porto Alegre	40.7	40.7
São Paulo	7.2	7.2
Other regions	64.5	64.5
Total	119.7	119.7

Exhibit V of this report shows the inventory breakdown, by city, for the 100% consolidation.

LANDBANK

Rossi's landbank is broken down according to the Company's strategy and the corresponding operating profile. Currently, our landbank has a PSV of R\$1.5 billion in Rossi's share and R\$1.7 billion in the 100% consolidation.

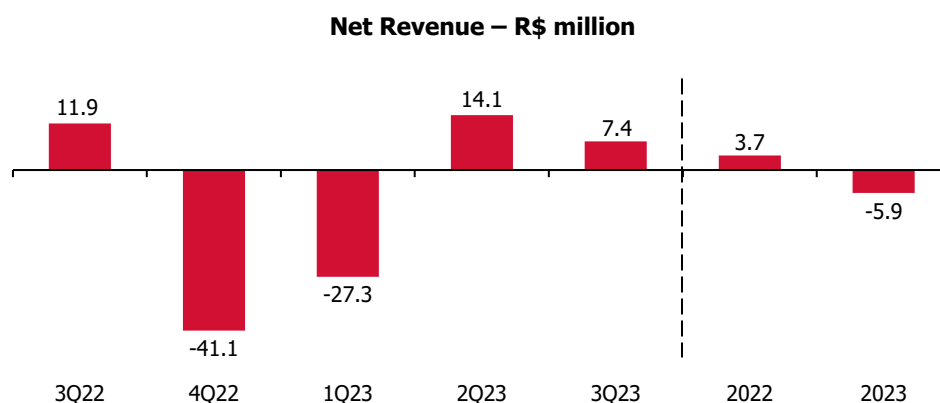
Of such an inventory, R\$400 million is still preferably allocated to real estate development or allotments and may be developed in partnership with other real estate players and financial investors, over the next years. The remaining R\$1.3 billion is composed of land that is in the initial stage of development and maturation and, therefore, may be cancelled or sold if interesting opportunities arise, which would contribute to the Company's short-term cash generation and reduce the cost of maintaining these properties.

FINANCIAL PERFORMANCE

The financial information presented in this release has been prepared under the accounting practices generally accepted in Brazil, including CPC19 (R2) and CPC36 (R3), which refer to the consolidation of certain equity interests. Since 1Q13, Rossi has consolidated all the interests held in its subsidiaries and affiliates according to these pronouncements.

NET REVENUE

Net revenue from the sale of properties and services, recognized by the progress of construction works ("PoC"), totaled R\$7.4 million in 3Q23.



COST OF PROPERTIES AND SERVICES SOLD

The cost of properties and services reached R\$22.0 million in 3Q23.

R\$ million	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Construction + Land	13.7	2.2	522.6%	21.9	26.4	-17.0%
Provision for Sales Cancellation	7.1	11.5	-37.8%	-6.1	-19.1	67.8%
Financial charges	1.1	-3.6	-130.8%	2.2	-2.1	-205.0%
Cost of Properties and Services	22.0	10.1	117.1%	17.9	5.2	244.5%

LUCRO E MARGEM BRUTA

Gross profit totaled negative R\$14.6 million in 3Q23, while the adjusted gross profit, which excludes financial charges allocated to costs, was negative R\$13.5 million.

R\$ million	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Gross Profit	-14.6	1.8	-900.8%	-23.8	-1.5	-1524.4%
Gross Margin (%)	-198.9%	15.3%	-214.2 p.p.	405.2%	-39.2%	444.4 p.p.
Adjusted Gross Profit ¹	-13.5	-1.7	-677.2%	-21.6	-3.5	-509.7%
Adjusted Gross Margin (%)	-184.0%	-14.6%	-169.4 p.p.	368.0%	-94.8%	462.9 p.p.

⁽¹⁾ Adjusted gross profit: excluding financial charges

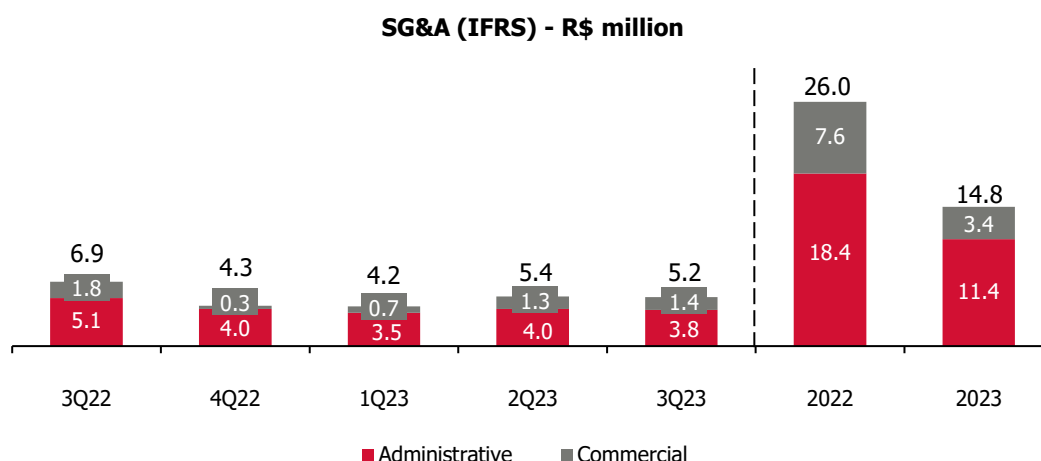
DESPESAS OPERACIONAIS

According to IFRS, administrative expenses totaled R\$3.8 million in 3Q23, down by 25% from 3Q22.

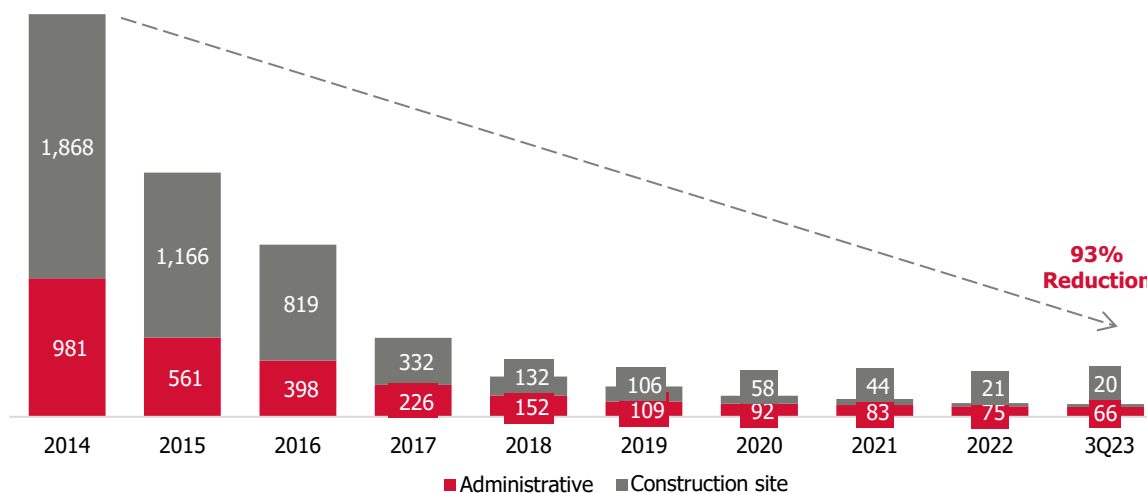
Commercial expenses totaled R\$1.4 million. This result already includes the reclassification of the Provision for Cancellations, since 2021.

IFRS						
R\$ million	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Administrative (a)	3.8	5.1	-24.8%	11.4	18.4	-38.0%
Selling (b)	1.4	1.8	-21.4%	3.4	7.6	-55.2%
Administrative / Net Revenue	52.3%	42.8%	9.5 p.p.	-194.3%	492.4%	-686.8 p.p.
Selling / Net Revenue	18.9%	14.8%	4.1 p.p.	-58.2%	204.0%	-262.2 p.p.
(a) + (b)	5.2	6.9	-23.9%	14.8	26.0	-43.0%
(a) + (b) / Net Revenue	71.2%	57.6%	13.6 p.p.	-252.5%	696.4%	-948.9 p.p.

The chart below shows the changes in SG&A expenses, in IFRS:



It is also worth noting the efforts made by Rossi to adjust its business structure, especially as from 2H14, when the administrative staff headcount was reduced by 93%. The chart below shows the changes in administrative staff and construction site employees over this period:



OTHER NET OPERATING REVENUES/EXPENSES

Other net operating expenses totaled R\$25.0 million in 3Q23, compared to the R\$11.6 million recorded in 3Q22.

EBITDA

Adjusted EBITDA was a negative R\$38.6 million in 3Q23. This result indicates a negative variation of 86% from 3Q22, as shown in the table below:

R\$ million	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Net income (loss)	-48.2	-31.8	-51.8%	-140.2	-232.4	39.6%
(+/-) Net Financial Expenses (Income)	9.5	21.3	-55.6%	43.2	105.0	-58.8%
(+) Provision for income tax and social contribution	-0.6	-4.4	86.8%	1.6	-4.4	-137.0%
(+) Depreciation and Amortization	0.2	0.4	-37.0%	0.9	1.0	-11.1%
(+/-) Non-controlling shareholders	-0.5	-2.7	79.6%	-1.4	-17.0	91.9%
EBITDA¹	-39.7	-17.2	-130.5%	-95.9	-147.8	35.1%
(+) Financial Charges Allocated to Cost	1.1	-3.6	-130.8%	2.2	-2.1	-205.0%
(+/-) Stock option plan	0.0	0.0	N/A	0.0	0.0	N/A
Adjusted EBITDA²	-38.6	-20.8	-85.7%	-93.7	-149.9	37.5%
Adjusted EBITDA Margin (%)	-524.8%	-173.9%	-350.9 p.p.	1594.9%	-4007.7%	5602.6 p.p.

¹ EBITDA according to CVM Instruction 527/2012.

² EBITDA Adjusted for expenses that do not represent cash disbursements and non-recurring items. For further information, please refer to the glossary at the end of this document.

The main impacts on EBITDA are described in the previous sections: Gross Profit, Operating Expenses, and Other Net Operating Revenues/Expenses.

NET FINANCIAL INCOME (LOSS)

The net financial result was a negative R\$9.5 million in 3Q23, compared to the negative R\$21.3 million recorded in 3Q22.

R\$ million	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Financial Income	0.5	1.8	-71.3%	1.6	4.5	-64.6%
Financial Expenses	-10.0	-23.1	-56.8%	-44.8	-109.5	59.1%
Financial Result	-9.5	-21.3	-55.6%	-43.2	-105.0	58.8%

NET INCOME (LOSS)

In 3Q23, Rossi recorded a net loss of R\$48.2 million, compared to the net loss of R\$31.8 million recorded in 3Q22.

BACKLOG RESULT

Due to the conclusion of all the Company's construction works, there are no costs to be incurred in 2023 and, consequently, no backlog result.

ACCOUNTS RECEIVABLE

The balance of trade receivables, in IFRS, totaled R\$89.8 million in 3Q23, down 10% when compared to the 2Q23, due to cash inflows, received from customers, which were higher than the positive sales recorded in 3Q23.

R\$ million	3Q23	2Q23	Chg. (%)
Short-Term	57.0	66.2	-14.0%
Units under Construction	-	-	N/A
Finished Units	229.5	241.7	-5.1%
Provision for Cancellation	(193.1)	(201.1)	-4.0%
Receivables from Land Sale	20.6	25.6	-19.5%
Long-Term	32.8	33.3	-1.4%
Units under Construction	-	-	N/A
Finished Units	16.9	18.7	-9.7%
Provision for Cancellation	(14.2)	(15.6)	-8.6%
Receivables from Land Sale	30.2	30.2	0.0%
Total	89.8	99.5	-9.8%
Receivables from Incorporations to be appropriated in the financial statements by the POC			
Short-Term	-	-	N/A
Long-Term	-	-	N/A
Total	-	-	N/A
Total Accounts receivable	89.8	99.5	-9.8%

MARKETABLE PROPERTIES

The following table details the Marketable Properties recorded at historical cost. With the conclusion and delivery of the latest construction works and the restructuring of the financial debt with Banco Bradesco and Banco do Brasil, there is no inventory of properties under construction nor capitalized interest linked to the Company's landbank.

R\$ million	3Q23	2Q23	Chg. (%)
Finished Properties	99.7	114.6	-12.9%
Properties under Construction	-	-	N/A
Land for future developments	184.1	184.1	0.0%
Provision for Cancellations	143.5	150.7	-4.7%
Total	427.3	449.3	-4.9%

INDEBTEDNESS

Under IFRS, Rossi ended 3Q23 with a cash position of R\$17.4 million and total debt of R\$631.9 million.

R\$ million	3Q23	2Q23	Chg. (%)
Short-Term	631.9	622.6	1.5%
Construction Loans	314.8	312.2	0.8%
SFH	314.8	312.2	0.8%
CCB ¹	0.0	0.0	N/A
Working Capital	315.4	308.5	2.2%
Receivables Securitization	1.7	1.9	-10.2%
Long-Term	0.0	0.0	N/A
Construction Loans	0.0	0.0	N/A
SFH	0.0	0.0	N/A
CCB ¹	0.0	0.0	N/A
Working Capital	0.0	0.0	N/A
Receivables Securitization	0.0	0.0	N/A
Gross Debt	631.9	622.6	1.5%
Cash and Cash Equivalents	17.4	10.1	73.2%
Net Debt	614.5	612.5	0.3%
Net Debt / Equity	N/A	N/A	N/A
Cash Generation (Consumption)	-2.0	-6.6	-70.2%

CCB¹ - Bank Credit Notes

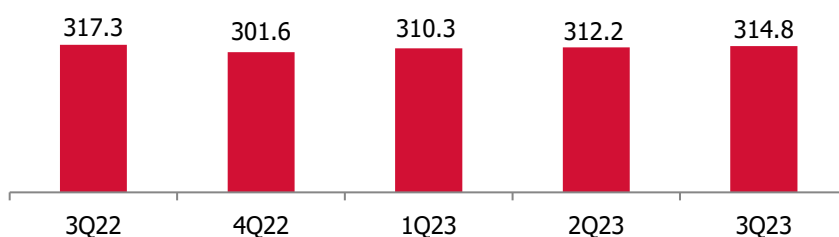
In 2021 and 2022, the Company successfully concluded the restructuring and settlement of some of its corporate debt contracts with Banco Bradesco and Banco do Brasil, mainly by using cash from the sale of assets that collateralized these debts and financial discounts obtained with the banks.

Since then, the QoQ variations presented in the balance of the Company's debts refer to the accrued interest in the period and amortizations made through the sale and transfer of collateralized assets. These effects can be better seen in the charts below:

Corporate Debt Evolution (IFRS) - R\$ million



SFH Debt Evolution (IFRS) - R\$ million



To maintain transparency of the information disclosed so that all economic agents can understand the current situation of Rossi's operations, the following tables present the Company's indebtedness using two approaches that are complementary to IFRS: (i) 100% of the companies, regardless of the IFRS consolidation criteria; and (ii) Rossi's proportional share in the developments:

R\$ million	IFRS				
	3Q22	4Q22	1Q23	2Q23	3Q23
Gross Debt	611.4	591.3	614.3	622.6	631.9
Cash and Cash Equivalents	10.6	7.9	8.4	10.1	17.4
Net Debt	600.8	583.4	605.9	612.5	614.5
Net Debt / Shareholders' Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the quarter	(6.3)	17.4	(22.5)	(6.6)	(2.0)
LTM Cash Generation (Consumption)					(13.7)

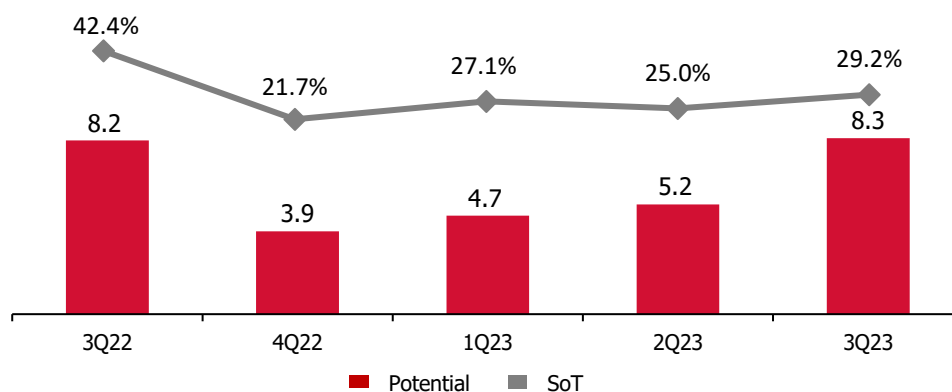
R\$ million	100%				
	3Q22	4Q22	1Q23	2Q23	3Q23
Gross Debt	611.4	591.3	614.3	622.6	631.9
Cash and Cash Equivalents	10.6	7.9	8.5	10.1	17.4
Net Debt	600.8	583.3	605.9	612.5	614.5
Net Debt / Shareholders' Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the quarter	(6.3)	17.4	(22.5)	(6.6)	(2.0)
LTM Cash Generation (Consumption)					(13.7)

R\$ million	Proportional				
	3Q22	4Q22	1Q23	2Q23	3Q23
Gross Debt	611.4	591.3	614.3	622.6	631.9
Cash and Cash Equivalents	10.6	7.9	8.4	10.1	17.4
Net Debt	600.8	583.3	605.9	612.5	614.5
Net Debt / Shareholders' Equity	N/A	N/A	N/A	N/A	N/A
Cash Generation (Consumption) in the quarter	(6.3)	17.4	(22.5)	(6.6)	(2.0)
LTM Cash Generation (Consumption)					(13.7)

TRANSFERS

The chart below shows the quarterly index that measures transfer efficiency. The red bars indicate potential transfer amounts, that is, the sum of the outstanding balance of the finished units already legally registered, and possible transfers to financial institutions. The Speed of Transfers (SoT) is measured by the volume of transfers and settlements as a proportion of the potential value in the period.

Speed of Transfer - SoT

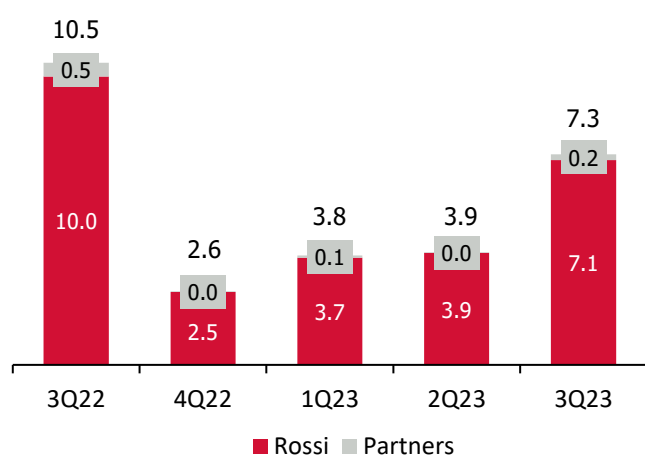


SoT reached 29.2% in 3Q23, 4.2 p.p. higher than in 2Q23.

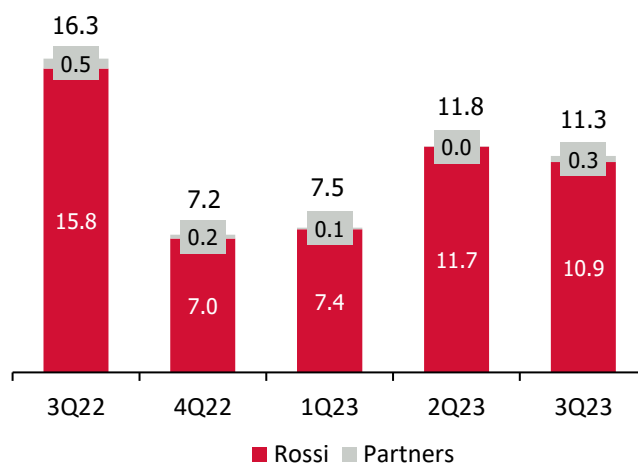
Cash inflows, which consider the volume of transfers and payments received from clients, reached R\$11.3 million in 3Q23 (R\$10.9 million – Rossi’s share), down by 31% in Rossi’s share compared to 3Q22. This variation was mainly due to the reduction in the debt balance of potential transfer agreements and is directly related to the natural reduction in inventories and gross sales.

However, compared to 2Q23, cash inflows remain almost the same and, when compared to 1Q23, increased by 47%, due to higher volumes of gross sales reported in the last two quarters. The charts below show the evolution of transfers and settlements, as well as the cash inflow in recent quarters.

Transfer (signature + settlement) - R\$ million



Cash Inflow - R\$ million



RELATIONSHIP WITH INDEPENDENT AUDITORS

Under CVM Instruction 381/03, we announce that RSM Brasil Auditores Independentes was engaged to provide the following services: audit of the financial statements according to the accounting practices adopted in Brazil and International Financial Reporting Standards ("IFRS"); and review of the interim financial information according to Brazilian and international standards on the review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Information Performed by the Independent Auditor of the Entity). The Company did not engage the independent auditor in activities other than those related to the audit of the financial statements.

The engagement of the independent auditor is based on principles that assure the auditor's independence, namely (a) the auditor should not audit its work; (b) the auditor should not have management duties; and (c) the auditor should not provide services that may be prohibited under the regulations in effect. Additionally, Management has obtained a declaration from the independent auditor stating that the special services provided do not affect its professional independence.

The information contained in the performance report that is not clearly identified as a copy of the information contained in the financial statements has not been audited or reviewed.

EXHIBIT I | INDICATORS (100%) - R\$ MILLION

Quarterly SoS 100%	3Q22	4Q22	1Q23	2Q23	3Q23
Initial Inventory	111.7	127.6	127.1	131.3	124.0
Launches	-	-	-	-	-
Inventory + Launches	111.7	127.6	127.1	131.3	124.0
Gross Sales	(8.1)	(1.7)	(6.0)	(11.0)	(10.4)
SoS for the Period (%)	7.2%	1.3%	4.7%	8.4%	8.4%
Cancellations	35.9	2.4	11.9	8.0	9.8
Adjustments / Revaluations	(11.9)	(1.2)	(1.8)	(4.3)	(3.6)
Inventory - End of Period	127.6	127.1	131.3	124.0	119.7

LTM SoS 100%	3Q22	4Q22	1Q23	2Q23	3Q23
Initial Inventory	129.2	121.5	118.2	111.7	127.6
Launches	-	-	-	-	-
Inventory + Launches	129.2	121.5	118.2	111.7	127.6
Gross Sales	(53.8)	(39.7)	(32.3)	(26.8)	(29.1)
SoS for the Period (%)	41.6%	32.7%	27.3%	24.0%	22.8%
Cancellations	80.6	69.1	67.1	58.2	32.1
Adjustments / Revaluations	(28.4)	(23.7)	(21.8)	(19.1)	(10.9)
Inventory - End of Period	127.6	127.1	131.3	124.0	119.7

EXHIBIT II | IFRS INDICATORS - R\$ MILLION

Quarterly SOS – IFRS Consolidated	3Q22	4Q22	1Q23	2Q23	3Q23
Initial Inventory	111.2	127.1	126.6	131.3	124.0
Launches	-	-	-	-	-
Inventory + Launches	111.2	127.1	126.6	131.3	124.0
Gross Sales	(8.1)	(1.7)	(6.0)	(11.0)	(10.4)
SoS for the Period (%)	7.3%	1.3%	4.8%	8.4%	8.4%
Cancellations	35.9	2.4	11.9	8.0	9.8
Adjustments / Revaluations	(11.9)	(1.2)	(1.2)	(4.3)	(3.6)
Inventory - End of Period	127.1	126.6	131.3	124.0	119.7

Quarterly SOS – Consolidated through Equity Income (Losses) of Subsidiaries	3Q22	4Q22	1Q23	2Q23	3Q23
Initial Inventory	0.5	0.5	0.5	0.0	0.0
Launches	-	-	-	-	-
Inventory + Launches	0.5	0.5	0.5	0.0	0.0
Gross Sales	-	-	-	-	-
SoS for the Period (%)	0.0%	0.0%	0.0%	0.0%	0.0%
Cancellations	-	-	-	-	-
Adjustments / Revaluations	0.0	0.0	(0.5)	-	-
Inventory - End of Period	0.5	0.5	0.0	0.0	0.0

EXHIBIT III | STATEMENT OF INCOME

Income Statement (R\$ '000)	3Q23	3Q22	Chg. (3Q23 x 3Q22)	2023	2022	Chg. (2023 x 2022)
Sale of properties and services	-4,591	-22,659	80%	-13,999	9,464	-248%
Provision for Termination	11,844	33,099	-64%	7,542	-5,489	-237%
Taxes on sales	99	1,508	-93%	581	-234	-348%
Net Operating Income	7,352	11,948	-38%	-5,876	3,740	-257%
Cost of properties and services	-21,977	-10,121	-117%	-17,934	-5,206	-244%
Works and lands	-13,736	-2,206	-523%	-21,889	-26,376	17%
Provision for Termination	-7,141	-11,482	38%	6,141	19,088	-68%
Financial charges	-1,099	3,567	-131%	-2,186	2,081	-205%
Gross Profit	-14,625	1,826	-901%	-23,810	-1,466	-1524%
Gross Margin	-199.0%	15.3%	-214 p.p.	405.2%	-39.2%	444 p.p.
Gross Margin (ex interest)	-184.0%	-14.6%	-169 p.p.	368.0%	-94.8%	463 p.p.
Operating Expenses	-25,289	-19,407	-30%	-72,975	-147,351	50%
Administrative	-3,848	-5,115	25%	-11,418	-18,420	38%
Selling	-1,388	-1,766	21%	-3,420	-7,629	55%
Depreciation and Amortization	-232	-368	37%	-880	-990	11%
Equity Pickup	5,176	-604	-957%	4,877	-4,955	-198%
Other Operating Revenues (Expenses)	-24,997	-11,554	-116%	-62,134	-115,357	46%
Earnings before Financial Result	-39,914	-17,581	-127%	-96,785	-148,817	35%
Financial Result	-9,464	-21,309	56%	-43,202	-104,981	59%
Financial Revenue	506	1,766	-71%	1,591	4,494	-65%
Financial Expenses	-9,970	-23,075	57%	-44,793	-109,475	59%
Operating Profit (Loss)	-49,378	-38,890	-27%	-139,987	-253,798	45%
Operating Margin	-671.7%	-325.5%	-346 p.p.	2382.2%	-6785.1%	9167 p.p.
Provision for Income Tax and Social Contribution	-195	-141	-38%	-943	-5,462	83%
Deferred Income Tax and Social Contribution	782	4,580	-83%	-683	9,862	-107%
Non-controlling shareholders	545	2,671	-80%	1,380	17,033	-92%
Net Income (Loss) for the Year	-48,246	-31,780	-52%	-140,233	-232,365	40%
Net Margin	-656.3%	-266.0%	-390 p.p.	2386.4%	-6212.1%	8599 p.p.

EXHIBIT IV | BALANCE SHEET

Assets (R\$ '000)	3Q23	2Q23	Chg. (3Q23 x 2Q23)
Current			
Cash and Cash Equivalents	3,922	4,913	-20.2%
Marketable securities	13,515	5,153	162.3%
Accounts receivables	56,960	66,226	-14.0%
Marketable properties	243,256	265,233	-8.3%
Other Credits	12,820	13,169	-2.7%
Total current assets	330,473	354,694	-6.8%
Noncurrent			
Accounts receivables	32,846	33,313	-1.4%
Marketable properties	184,066	184,066	0.0%
Judicial deposits	43,899	43,922	-0.1%
Related parties	3,601	3,604	-0.1%
Advance to business partners	0	0	N/A
Deferred taxes and contributions	0	0	N/A
Investments	30,644	24,590	24.6%
Property, Plant and Equipment	135	183	-26.2%
Intangible Assets	485	669	-27.5%
Total non-current assets	295,676	290,347	1.8%
Total Assets	626,149	645,041	-2.9%
Liabilities (R\$ '000)	3Q23	2Q23	Chg. (3Q23 x 2Q23)
Current			
Construction Financing - home loan	631,914	622,572	1.5%
Suppliers	40,745	41,003	-0.6%
Accounts payable from properties acquisitions	154	154	0.0%
Salaries and social security charges	896	856	4.7%
Taxes and contributions payable	206,663	202,341	2.1%
Management and employee participation payable	0	0	N/A
Advances from clients	0	0	N/A
Related parties	15,923	15,923	0.0%
Deferred taxes and contributions	10,200	11,061	-7.8%
Other Accounts Payable	613,373	606,929	1.1%
Total Current Liabilities	1,519,868	1,500,839	1.3%
Noncurrent			
Construction Financing - home loan	0	0	N/A
Advance to business partners	55,787	55,787	0
Accounts payable from properties acquisitions	0	0	N/A
Taxes and contributions payable	11,321	11,321	0.0%
Provision for risks	259,019	247,991	4.4%
Provisions for works insurance	458	458	0.0%
Deferred taxes and contributions	20,664	20,965	-1.4%
Provisions for investment losses	9,091	8,950	1.6%
Other Accounts Payable	17	17	0.0%
Total Noncurrent liabilities	356,357	345,489	3.1%
Shareholders' Equity			
Share capital	2,654,090	2,654,090	0.0%
Treasury shares	-49,154	-49,154	0.0%
Capital reserves	70,107	70,107	0.0%
Accumulated profit (loss)	-3,923,376	-3,875,130	1.2%
Total Shareholders' Equity	-1,248,333	-1,200,087	4.0%
Non-controlling interest	-1,743	-1,200	45.3%
Total Liabilities	626,149	645,041	-2.9%

EXHIBIT V – Inventory (100%)

PSV (R\$ million) – 100%	Finished	Total
Brasília	50.8	50.8
Porto Alegre	37.6	37.6
Santos	6.0	6.0
Rio de Janeiro	4.6	4.6
Aracaju	3.9	3.9
Xangri-Lá	3.1	3.1
Duque de Caxias	2.4	2.4
Nísia Floresta	2.3	2.3
Curitiba	2.2	2.2
Paulínia	1.5	1.5
Campinas	1.3	1.3
São Paulo	0.9	0.9
Belo Horizonte	0.5	0.5
Londrina	0.4	0.4
Valparaíso de Goiás	0.3	0.3
Cuiabá	0.3	0.3
Hortolândia	0.3	0.3
Itaboraí	0.3	0.3
São José dos Campos	0.2	0.2
Manaus	0.1	0.1
Other regions	0.7	0.7
Total	119.7	119.7

GLOSSARY

Cash Burn – Measured by the variation of net debt, adjusted by capital increases, dividends paid, and non-recurring expenses.

CPC – Brazilian Accounting Pronouncements Committee – Created by CFC Resolution 1,055/05 “to analyze, prepare, and issue Technical Pronouncements on Accounting procedures, and disclose such information to enable the issue of standards by the Brazilian regulatory entity, aiming at centralizing and standardizing their production process, always taking into account the convergence of Brazilian Accounting with international standards”.

EBITDA – Net income for the year adjusted to income and social contribution taxes on income; depreciation and amortization expenses; and financial charges allocated to the cost of properties sold. The method used to calculate Rossi’s EBITDA is in line with the definition adopted by CIV, as provided for in CVM Instruction 527, of October 4, 2012.

Adjusted EBITDA – Calculated based on the net income adjusted to income and social contribution taxes on income; depreciation and amortization expenses; financial charges allocated to the cost of properties sold; interest capitalized in CIV; share issue expenses; stock option plan expenses; and other non-operating expenses. Adjusted EBITDA is not a measure of financial performance according to the Accounting Practices Adopted in Brazil, thus, it should not be considered separately or as an alternative to net income, as a measure of operational performance, or as an alternative to operating cash flows or measure of liquidity. There is no standard definition for “Adjusted EBITDA”, and Rossi’s definition of Adjusted EBITDA may not be comparable with those used by other companies.

INCC – National Construction Cost Index, measured by Fundação Getúlio Vargas.

Landbank – Landbank for future developments purchased in cash or through exchange.

Backlog Margin – Equivalent to “Backlog Results” divided by “Backlog Revenues” to be recognized in future periods.

PoC Method – Revenues, costs, and expenses related to real estate developments are recognized according to the percentage of completion (“PoC”) method, by measuring the evolution of construction works to the actual costs incurred against total expenses budgeted for each phase of the project, according to technical standard OCPC 04 – Application of ICPC 02 Technical Interpretation to Brazilian Real Estate Developers.

Exchange – Land purchase system through which landowners receive a certain number of units or a percentage of revenues from the development to be built in exchange for the land. The exchange method reduces the need for financial resources and, as a result, increases the returns.

Backlog revenues – Backlog revenues correspond to contracted sales whose revenues will be recognized in future periods, according to the evolution of works, rather than upon the signature of agreements. Accordingly, the balance of Backlog Revenues corresponds to revenues that will be recognized in future periods regarding past sales.

Minha Casa Minha Vida (MCMV) – Housing program launched in 2009 and comprises units worth up to R\$170,000/unit.

Judicial Reorganization – A court-supervised and approved process adopted by a company in financial difficulties. The purpose of a Judicial Reorganization is to ensure the operational continuity of a company, while allowing it to renegotiate and settle existing debts with creditors, including suppliers, customers, and employees.

SFH Funds – These originate from the Unemployment Severance Fund (FGTS) of savings accounts. Commercial banks must invest 65% of these deposits in the real estate sector for the acquisition of property by individuals or for developers at rates that are lower than those used in the common market.

CFC Resolution 963/03 and PoC Method (Percentage of Completion) – Revenues, as well as costs and expenses related to development activities, are recognized to income throughout the construction of the development, to the extent of the costs incurred, according to CFC Resolution 963/03.

Backlog Results – Due to the recognition of revenues and costs according to the progress of the works (PoC method), rather than upon the execution of the agreements, we recognize development revenues and expenses from contracts signed in future periods. Accordingly, the balance of Backlog Results corresponds to revenues with fewer costs to be recognized in future periods regarding past sales.

Contracted Sale – Each contract resulting from the sale of units throughout a given period, including the units being launched and the units in our inventory. Contracted sales are recognized in revenues according to the progress of the works (PoC method).

PSV – Potential Sales Value.

Launched PSV – Potential Sales Value corresponding to the total amount to be potentially obtained by the Company from the sale of all units launched from a given real estate development at a certain price.

Rossi PSV – Potential Sales Value obtained, or to be obtained, by Rossi from the sale of all units of a given real estate development, at a price estimated at the launch, proportionally to our share in the project.

SoS – Speed of Sales